| 041.A | 0006 | 0154.1 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 494,700 | / | 494,700 |
| USE VALUE: | 494,700 | / | 494,700 |
| ASSESSED: | 494,700 | / | 494,700 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 154 | | MYSTIC VALLEY PKWY, ARLINGTON |

## OWNERSHIP

Unit #: 1

| | |
|---|---|
| Owner 1: | ANNE PAVANKUMAR & |
| Owner 2: | MUSUNURU SRAVANTHI |
| Owner 3: | |
| Street 1: | 263 RIDGE ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | SHARE FELICIA S & - |
| Owner 2: | DARLING SHERRY A - |
| Street 1: | 154 MYSTIC VALLEY PKWY UNIT 1 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1926, having primarily Wood Shingle Exterior and 945 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 491,200 | 3,500 | | 494,700 |
| Total Card | 0.000 | 491,200 | 3,500 | | 494,700 |
| Total Parcel | 0.000 | 491,200 | 3,500 | | 494,700 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 523.49 | /Parcel: 523.4

**Legal Description**

| | |
|---|---|
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 313351 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 05/29/18 |

## PREVIOUS ASSESSMENT

Parcel ID 041.A-0006-0154.1

!15889!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 102 | FV | 483,900 | 3500 | . | | 487,400 | 487,400 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 502,700 | 3500 | . | | 506,200 | 506,200 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 444,500 | 3500 | . | | 448,000 | 448,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 405,200 | 3500 | . | | 408,700 | 408,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 363,500 | 3500 | . | | 367,000 | 367,000 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 307,600 | 3500 | . | | 311,100 | 311,100 | Year End Roll | 12/11/2014 |
| 2014 | 102 | FV | 244,900 | 3500 | . | | 248,400 | 248,400 | Year End Roll | 12/16/2013 |
| 2013 | 102 | FV | 244,900 | 3500 | . | | 248,400 | 248,400 | | 12/13/2012 |

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 05:33:36 |

**LAST REV**

| Date | Time |
|---|---|
| 07/05/19 | 14:59:28 |

mmcmakin

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15889

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| SHARE FELICIA S | 67431-496 | | 6/15/2016 | | 437,000 | No | No | | |
| MIRRA CHRISTOPH | 57875-49 | | 11/16/2011 | | 280,000 | No | No | | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 28605 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 7/5/2019 | Mail Update | MM | Mary M |
| 5/29/2018 | Measured | DGM | D Mann |
| 4/4/2017 | SQ Returned | MM | Mary M |
| 12/31/2013 | Info Fm Plan | BR | B Rossignol |
| 2/16/2012 | MLS | EMK | Ellen K |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 8241 | | | | | | | | | | | | | | | | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc: | CND | Total: | | Spl Credit | | Total: | |

## EXTERIOR INFORMATION

| | |
|---|---|
| Type: | 99 - Condo Conv |
| Sty Ht: | 2 - 2 Story |
| (Liv) Units: | 1 Total: 1 |
| Foundation: | 2 - Conc. Block |
| Frame: | 1 - Wood |
| Prime Wall: | 1 - Wood Shingle |
| Sec Wall: | 4 - Vinyl 5 % |
| Roof Struct: | 1 - Gable |
| Roof Cover: | 1 - Asphalt Shgl |
| Color: | RED |
| View / Desir: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## COMMENTS

GLA=945.

## SKETCH

UnSketched SubAreas:
GLA: 945,

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 5 | | BRs: 2 | | | Baths: 1 | | | | HB | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1926 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G17 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 1 - 1st Floor |
| % Own: | 48.400000000 |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| Totals | | | |
| 1 | 5 | 2 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | E - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GD - Good | 18. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 18.6 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 295.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 1.07800233 |
| Adj $ / SQ: | 429.314 |
| Other Features: | 58500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.29999995 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 603463 |
| Depreciation: | 112244 |
| Depreciated Total: | 491219 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | |

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 558.11 |
| Special Features: | 0 | Val/Su Net: | 519.79 |
| Final Total: | 491200 | Val/Su SzAd | 519.79 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 945 | 429.310 | 405,702 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 945 | | | Total: | 405,702 |
| Size Ad | 945 | Gross Are | 945 | FinArea | 945 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial #: | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

041.A-0006-0154.1

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 19X9 | A | GD | 1926 | 29.62 | T | 30 | 102 | | | 3,500 | | | 3,500 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 3,500 | Total Special Featues: | |
| | | | | Total: | 3,500 |

## IMAGE

AssessPro Patriot Properties, Inc